BOX #14
G#24607-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009099 DEEDWARR
Recvd: 02/01/13 13:12 3 pgs
Fees:18.00 Taxes:606.80
20130201-0010859

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$164,000.00.**

Carol Gorodetzky
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2013.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carl J. Gorodetzky and Carol Gorodetzky	**"New Owners"**	**142090H04900CO**
8916 Sawyer Brown Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas G. Sanders, Jr., a married man, and Larry Stanley Sanders, unmarried, and Randy Lynn Sanders, a married man, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carl J. Gorodetzky and Carol Gorodetzky, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 8916, together with the Carport designated No. 8916-C, in River Plantation, Section IX - Phase IIE, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Nine, Phase I) Condominiums, of record in Book 8061, Page 341, and as amended in Book 9326, Page 713, and in Instrument No. 20041124-0140994, and annexation documents of record in Book 9053, Page 256, in Book 8494, Page 628, in Book 8591, Page 251, in Book 8666, Page 319, in Book 8844, Page 642, in Book 8975, Page 89, and in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 8061, Page 357, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Final Subdivision Plat of River Plantation, Section IX - Phase IIE, Condominium Apartments, of record in Book 7900, Pages 583 and 584, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Thomas G. Sanders, Sr., and wife, Sarah C. Sanders, by Warranty Deed dated May 28, 1997, from Haury and Smith Contractors, Inc., of record in Book 10471, Page 91, Register's Office for Davidson County, Tennessee. The said Thomas G. Sanders, Sr., having died on October 9, 2005. The said property was further conveyed to Thomas G. Sanders, Jr., Larry Stanley Sanders, and Randy Lynn Sanders, as tenants in common, by Quitclaim Deed dated April 30, 2007, from Sarah Elizabeth Corley Sanders, of record in Instrument No. 20070501-0051737, said Register's Office. Sarah C. Sanders and Sarah Elizabeth Corley Sanders being one and the same person.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Final Subdivision Plat of River Plantation, Section IX - Phase IIE, Condominium Apartments, of record in Book 7900, Pages 583 and 584, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Nine, Phase I) Condominiums, of record in Book 8061, Page 341, and as amended in Book 9326, Page 713, and in Instrument No. 20041124-0140994, and annexation documents of record in Book 9053, Page 256, in Book 8494, Page 628, in Book 8591, Page 251, in Book 8666, Page 319, in Book 8844, Page 642, in Book 8975, Page 89, and in Book 9247, Page 951, Register's Office for Davidson County, Tennessee;

3) By-Laws for River Plantation (Section Nine, Phase I) Condominium Homeowners' Association, Inc., of record in Book 8061, Page 357, Register's Office for Davidson County, Tennessee;

4) A perpetual easement for sanitary sewer, sewerages force main and drainage as retained in Book 7400, Page 792, Register's Office for Davidson County, Tennessee;

5) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office;

6) Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, said Register's Office;

7) Charter of River Plantation Section Nine Condominiums Homeowners' Association, Inc., of record in Instrument No. 20041105-0133835, said Register's Office; and,

8) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

THIS instrument is being executed on behalf of Larry Stanley Sanders pursuant to a Power of Attorney executed by him on the 18th day of January, 2013, of record in Instrument No. 201302010010858, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THOMAS G. SANDERS, JR., OR RANDY LYNN SANDERS.

This is improved property, known as: **8916 Sawyer Brown Rd, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **31st** day of **January, 2013.**

Thomas G. Sanders, Jr.

Randy Lynn Sanders

Randy Lynn Sanders

Larry Stanley Sanders

By Thomas G. Sanders, Jr. attorney-in-fact

By: Thomas G. Sanders, Jr., Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas G. Sanders, Jr., and Randy Lynn Sanders,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Thomas G. Sanders, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Larry Stanley Sanders,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Larry Stanley Sanders** for the purpose therein contained, by signing the name of **Larry Stanley Sanders** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13